



Allens Lane, Norwich NR2 2JB

welcome to

Allens Lane, Norwich

GUIDE PRICE £375,000 - £400,000 Located in an enviable position just off Newmarket Road and within striking distance of the city centre sits this established family home benefiting from off road parking and south / west facing gardens.



Entrance Hall

Door to side aspect, under stairs cupboard, radiator, door to wc, lounge and kitchen, stairs to first floor landing.

Wc

Double glazed window to front aspect, suite comprising low level wc and pedestal sink, extractor fan, radiator.

Lounge

11' x 12' 8" max (3.35m x 3.86m max)
Double glazed bay window to front aspect, radiator, open to dining room;

Dining Room

10' 9" x 11' 4" max (3.28m x 3.45m max)
Open plan from lounge, picture rail, French doors to rear aspect leading to conservatory;

Conservatory

11' 9" x 8' 3" (3.58m x 2.51m)
French doors leading from dining room to a timber framed conservatory with roof lantern drawing in an abundance of light, door to rear aspect leading to the rear garden.

Kitchen

11' 4" x 6' 8" (3.45m x 2.03m)
Windows to side aspect, fitted kitchen with a range of wall and base units, work surfaces over, inset one and a half bowl ceramic sink and drainer, freestanding cooker, plumbing and space for dishwasher, extractor fan, open to utility area;

Utility Room

8' x 6' 8" (2.44m x 2.03m)
Double glazed window to side aspect, fitted floor to ceiling units, gas fired central heating boiler, plumbing and space for washing machine and tumble dryer, space for fridge freezer, door to rear leading to garden.

Landing

Stairs leading from entrance hall to first floor landing, double glazed window to side aspect, loft access, doors to all bedrooms and bathroom.

Bedroom One

11' x 10' 7" plus wardrobes (3.35m x 3.23m plus wardrobes)
Double glazed window to rear aspect, fitted wardrobes, picture rail, radiator.

Bedroom Two

11' x 10' 5" plus door recess (3.35m x 3.17m plus door recess)
Double glazed window to front aspect, fitted wardrobes, picture rail, radiator.

Bedroom Three

7' 4" x 8' (2.24m x 2.44m)
Double glazed window to front aspect, radiator.

Bathroom

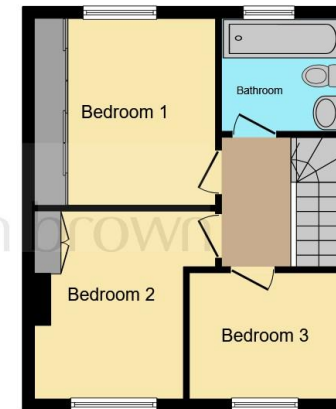
Double glazed window to rear aspect, suite comprising bath with mixer taps, shower attachment over, pedestal sink, low level wc, fully tiled walls, radiator.

Outside

Enjoying a south-west facing garden, perfect for relaxing evenings this fully enclosed garden offers a private space for entertaining. The convenience of off-road parking for two to three vehicles ensures practicality is at the forefront of this property. Whilst there is a workshop / outbuilding at the rear of the garden which offers scope for conversion to a home office.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Allens Lane, Norwich

- GUIDE PRICE £375,000 - £400,000
- NO ONWARD CHAIN
- THREE BEDROOM SEMI DETACHED HOUSE
- TWO OPEN PLAN RECEPTION ROOMS
- GROUND FLOOR WC AND FIRST FLOOR BATHROOM

Tenure: Freehold EPC Rating: E

guide price

£375,000



directions to this property:

Proceed out of Norwich via St Stephens Road bearing right onto Newmarket Road. Once past the Eagle public house take a right hand turn onto Allens lane where the property will be located on your left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
UNR105135 - 0008

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